



4, Church Rise,  
Holtby, YO19 5UE  
Chain Free £425,000





## ABOUT THE PROPERTY

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Nestled in the charming village of Holtby, York, this delightful detached bungalow on Church Rise offers a unique opportunity for those seeking a peaceful retreat with stunning open countryside views. The property boasts four generously sized double bedrooms, providing ample space for family living or guest accommodation.

Inside, the property features an entrance hall, sitting room, dining room, kitchen, bathroom with separate WC and two bedrooms to the ground floor. The property has been extended to encompass a further downstairs bedroom and rear entrance area with stairs leading up to the first floor where the master bedroom can be found along with a dressing room and ensuite shower room.

This property presents a blank canvas, requiring a scheme of modernisation, allowing you to tailor the space to your personal taste and style. The potential to create your dream home in such a lovely location is truly exciting.

Offered with no onward chain, you can look forward to a smooth transition into your new home.

This property is Freehold. York City Council - Council Tax Band E.











Tenure: Freehold  
York City Council  
Band: E

#### THE LOCATION

Situated just a few miles east of York, the village of Holtby offers a peaceful rural setting with the convenience of nearby city connections. Surrounded by open countryside and picturesque views, Holtby is known for its welcoming community and attractive period properties. The area is well served by highly regarded schools, including Warthill Primary and Fulford Secondary. For those considering independent education, York offers several excellent options such as The Mount, St Peter's, and Bootham.

Just under a mile and a half away, Dunnington provides a strong sense of community and a comprehensive range of local amenities. These include a village pub, church, Scouts hut, and a popular play park with picnic facilities. The village also hosts a thriving Sports Club with cricket, football, squash, tennis, and bowls teams. Residents enjoy access to local shops, a café, bakery, Post Office, florist, and a newsagents.

Stamford Bridge lies approximately three miles from the village and offers further everyday conveniences, including a GP surgery, veterinary practice, small supermarket, Post Office, café, hair salon, pub, and a well-regarded primary school.

With excellent transport links into York and beyond, Holtby is an ideal location for both families and commuters seeking a quieter pace of life without sacrificing accessibility.

#### THE ACCOMMODATION COMPRISES OF:

##### ENTRANCE HALL

4.32m max x 1.69m (14'2" max x 5'6" )

Wooden front entrance door, storage cupboard with radiator, radiator and access to the loft.

##### SITTING ROOM

4.44m x 3.50m (14'6" x 11'5" )

Window to front with radiator under and an open fireplace set in a stone surround.

##### BEDROOM THREE

3.78m max x 3.03m (12'4" max x 9'11" )

Window to the rear with radiator under and fitted wardrobes.

##### BEDROOM TWO

3.29m x 2.91m + wardrobes (10'9" x 9'6" + wardrobes)

Window to the rear with radiator under and fitted wardrobes.

##### BATHROOM

1.83m x 1.71m (6'0" x 5'7" )

Opaque window to the rear.

Coloured suite comprising panelled bath with shower attachment and pedestal hand basin. Part tiled walls and radiator.

##### WC

1.84m x 0.83m (6'0" x 2'8" )

Window to the rear and low flush WC.

##### DINING ROOM

3.00m x 2.89m (9'10" x 9'5" )

Window to the front with radiator under.

##### KITCHEN

3.74m x 2.99m (12'3" x 9'9" )

Fitted with wall and base units comprising working surfaces, 1 1/2 stainless steel sink unit, electric oven with extractor fan over, plumbing for a washing machine, radiator and pantry cupboard. Windows to the rear and side.

##### REAR ENTRANCE

2.60m x 2.13m + cupboards (8'6" x 6'11" + cupboards)

Door to the side.

Fitted cupboards to one wall, cupboard housing the gas boiler and radiator.

##### INNER HALL

Stairs leading to the first floor.

##### BEDROOM FOUR

3.33m x 3.22m (10'11" x 10'6" )

Window to the side with radiator under and understairs cupboard.

##### LANDING

Window to the side elevation.

##### BEDROOM ONE

4.61m into wardrobes x 3.22m max (15'1" into wardrobes x 10'6" max)

Window to the side elevation with radiator under and fitted wardrobes to one wall.

##### DRESSING ROOM

3.59m x 1.93m (11'9" x 6'3" )

With window to the front elevation, wash hand basin set within a vanity unit, storage cupboard and radiator.

##### EN SUITE

2.61m x 0.80m (8'6" x 2'7" )

Window to the side elevation.

Low flush WC, shower and radiator.

##### GARAGE

5.69m x 3.11m (18'8" x 10'2" )

With electric roller door, power and light.

Door and window to the rear.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains Water, Gas, Electricity and Drainage. Gas fired central heating. Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

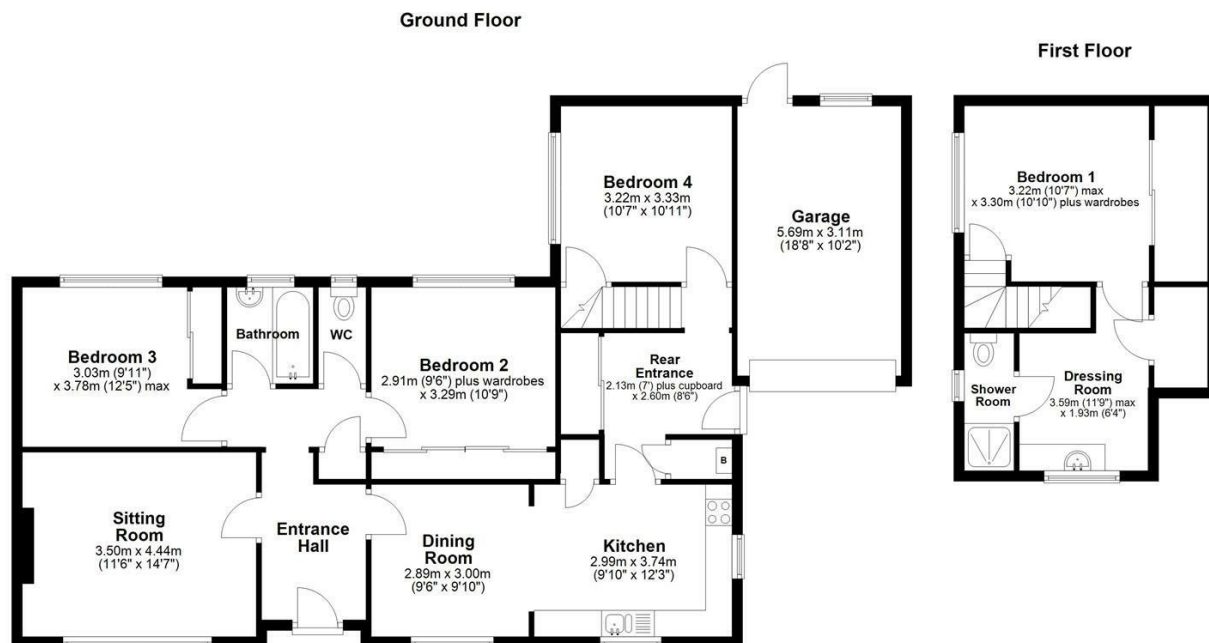
##### COUNCIL TAX

York City Council - Tax Band E.









Total area: approx. 146.2 sq. metres (1573.7 sq. feet)

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

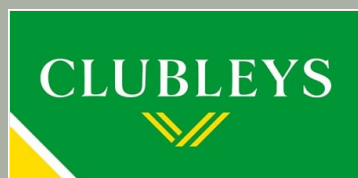
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
[sb@clubleys.com](mailto:sb@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 47      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |